

Westfield-Washington Advisory Plan Commission held a meeting on Monday, December 3, 2012 scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum

Commission Members Present: Bob Smith, Steve Hoover, Ken Kingshill, Charles Lehman, Bill Sanders, Cindy Spoljaric, and Bill Sanders (7:03 p.m.)

City Staff Present: Matthew Skelton, Director; Jennifer Miller, Assistant Director; Kevin Todd, Senior Planner; Sarah Reed, Planner; and Brian Zaiger, City Attorney.

Minutes:

Motion: To approve the minutes for the November 19, 2012 APC meeting as presented.

Motion: Spoljaric; Second: Kingshill; Vote: Passed by voice vote

Todd reviewed APC Rules of Procedure as well as Public Hearing Rules of Procedure.

ITEMS OF BUSINESS

Case No.	1212-DP-15; 1212-SIT-11 & 1212-SPP-08
Petitioner	West Oak Subdivision
Description	Sea Group, LLC; North side of Southpark Drive, approximately 480 feet east of Oak Ridge Road; petitioner requests Primary Plat, Development Plan, and Site Plan review for a 9,750 square foot medical office building and the creation of a two-acre commercial property in the Northern Industrial District of the West Oak PUD.

Reed presented the petitions and proposed development plan, stating that the petitioner is working with staff to provide a landscape plan, lighting plan, statement of parking space requirements, final building elevations, and general revisions to plans and documents.

Mr. Cory Williams, Sea Group, shared details of the project, stating the use is an Autism Center, primary the medical office use will be the Bearman ABA, 9,700 square feet of daytime therapy for autistic children. He also discussed building materials, and stated that they are working to refine elevations and meet PUD requirements. He added that there will be outdoor play areas for outside activities.

A Public Hearing opened at 7:10 p.m.

Mr. Mic Mead asked to see the rendering of the face of the building and stated it looked like a pole barn and asked for breaks in the roof line, corners, and window treatments.

The Public Hearing closed at 7:13 p.m.

Hoover commented that the architecture from the elevations shown are not very appealing and asked for some better renderings and consideration by the petitioner to make the building a little more attractive.

Case No. 1205-PUD-05
Petitioner Harmony PUD
Description JR Farmer Harmony, LLC; Northwest corner of 146th Street and Ditch Road; petitioner requests a change in zoning on approximately 277 acres from the AG-SF1 District to the Harmony PUD District.

Todd discussed the history of the Harmony PUD, stating this is a 277-acre mixed use proposal including single family, multi family, and commercial area located at 146th Street and Ditch Road. He stated that since the public hearing in May, there have been many modifications and revisions to the proposal. He discussed the most-recent changes, which included modifying the fueling center use so that it is not a permitted use at this time, the minimum ground level square footage requirements for the single family district, the residential architectural section, and commercial design standards.

Hoover stated that he has met with the developer and representatives several times and has always found them receptive to comments and input and stated that most or all the changes requested have one way or another been incorporated into the PUD. He stated that he would like to see something in writing indicating county's approval of the right-in/right-outs on 146th Street. He added that if no written approval is obtained, that he would suggest a conditional approval, contingent on the right-in/right-outs for Areas B & C.

Skelton responded that he and Mayor Cook met with the County Commissioners last week regarding 146th Street access, and reported that the County verbally agreed to the right-in/right-outs in this location.

Spoljaric stated that she still has issues with the terms of the residential architecture, noting specific concern with the requirements for rear and side elevations for the traditional architecture. She also commented that she still has concerns about the convenience store with fueling center being an approved use at this time. She added that she still believes there is not enough buffering.

Tolan asked about the added roundabout at 151st Street. She also has concerns about the lack of buffering.

Skelton stated that the roundabout would be outside the PUD Ordinance and would be included with a development agreement, which would accompany the petition when presented to the Council.

Lehman echoed Hoover's comments about meeting with the petitioner and their willingness to work with the Commission and address concerns.

Mr. Bryan Stumpf, Eleventh Street Development, responded to the Commission's comment and concerns, stating that they are actively working to get something in writing and a final settlement agreement from the County regarding the right-in/right-outs. He added that the round-about at 151st Street and Ditch Road needs to be addressed, and the petitioner is willing to work out the terms with the City and work through the Development Agreement. Regarding buffering and Centennial South, he stated that the petitioner has agreed to provide additional right-of-way on the west side of Ditch Road to effectively increase the buffer.

Kingshill asked about the overall density for the project.

Stumpf responded that it is 2.6 units per acre.

Hoover asked Stumpf to address Spoljaric's concern regarding the rear and side elevations of the traditional architecture.

Stumpf responded that on the traditional architecture, there are standards that elements used on the front need to be brought around to the side and rear of the buildings as well.

Skelton referred to the PUD document, stating that he is comfortable with the architectural designs and assured the Commission that staff will be monitoring the PUD and reviewing designs and elevations.

Motion: To send 1205-PUD-05 to the Westfield City Council with a positive recommendation with the following condition:

- That the land uses and development standards applicable to Areas B and Area C of the Mixed Use District are recommended for approval contingent upon Hamilton County's approval of at least one right in/right out access to each of the Areas on 146th Street; and

Lehman asked Hoover to consider conditions of approval to include, in writing, the right-in/right-out, the roundabout at Bridgeport, and the right-of-way, widening providing the extra footage along Ditch Road, the entire property line.

Skelton stated there will not be anything in writing regarding the right-in/right-out access.

Hoover stated that he does not have a problem including the two additional roundabouts and additional right of way in his motion.

Lehman moved to amend Hoover's motion with a second condition, as follows:

- That a mutually acceptable development agreement between the Developer and the City for the following road improvements be completed prior to zoning approval by the City Council: (a) dedication and realignment of Ditch Road abutting the Harmony PUD; (b) construction of a four-point roundabout at Ditch Road and 151st Street (realigned by developer)/Bridgeport Drive; and (c) construction of a five-point roundabout at Ditch Road and Sommerville Drive.

Hoover modified his motion, with Lehman's amendment; and Kingshill seconded.

Motion: Hoover; Second: Kingshill; Vote: 5-3 (Spoljaric, Spraezt, Tolan)

Case No.	1209-PUD-09
Petitioner	Grand Park Village PUD
Description	Henke Development; SW corner of Tomlinson Road and 186th Street; petitioner requests a change in zoning of approximately 221 acres to the Grand Park Village PUD.

Miller reviewed the petition, stating that there have been several modifications including outdoor runs being removed as a use with vet clinics, kenneling, boarding facilities, loading birth screening requirements are now consistent with those set in our zoning ordinance, all references to single family detached housing have been removed, the maximum number of multi family dwelling units allowed in the

single family attached and multifamily area have been limited to 640, all references to electronic signage have been removed, and there have been additional trail standards added.

Motion: To send 1209-PUD-09 to the Westfield City Council with a positive recommendation.

Motion: Tolan; Second: Lehman; Vote: 8-0

ADJOURNMENT (8:10 p.m.)

President, Robert Smith, Esq.

Vice President, Daniel Degnan

Secretary, Matthew S. Skelton, Esq.